056.0	0002	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,100 / 772,100
					USE VALUE:	772,100 / 772,100
					ASSESSED:	772,100 / 772,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIGRO FRANK J
Owner 2:	
Owner 3:	
Street 1:	5 LAUREL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,790 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Asbestos Exterior and 2750 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2790.000	419,500		352,600	772,100
Total Card	0.064	419,500		352,600	772,100
Total Parcel	0.064	419,500		352,600	772,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 280.76 | /Parcel: 280.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37445
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,900	0	2,790.	352,600	772,500	772,500	Year End Roll	12/18/2019
2019	104	FV	322,800	0	2,790.	352,600	675,400	675,400	Year End Roll	1/3/2019
2018	104	FV	322,800	0	2,790.	236,700	559,500	559,500	Year End Roll	12/20/2017
2017	104	FV	302,500	0	2,790.	226,700	529,200	529,200	Year End Roll	1/3/2017
2016	104	FV	302,500	0	2,790.	206,500	509,000	509,000	Year End	1/4/2016
2015	104	FV	269,000	0	2,790.	166,200	435,200	435,200	Year End Roll	12/11/2014
2014	104	FV	269,000	0	2,790.	148,600	417,600	417,600	Year End Roll	12/16/2013
2013	104	FV	280,100	0	2,790.	141,000	421,100	421,100		12/13/2012

!4641!

PRINT

Date	Time
12/10/20	19:38:12

LAST REV

Date	Time
04/16/19	14:11:59
apro	
4641	

USER DEFINED

Prior Id # 1:	37445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15664-479		7/1/1984		90,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2011	1075	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/3/2009	Meas/Inspect	294	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2790		Sq. Ft.	Site		0	70.	1.81	11									352,591						352,600	

Total AC/HA:	0.06405	Total SF/SM:	2790	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	352,591	Spl Credit		Total:	352,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03181815
Const Adj.:	0.92644542
Adj $ / SQ:	162.507
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607932
Depreciation:	188459
Depreciated Total:	419473

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

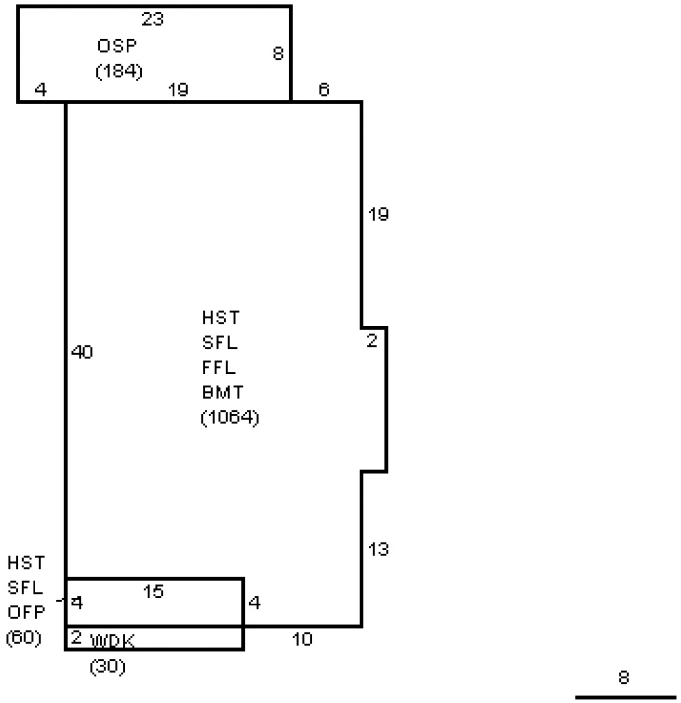
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.51
Special Features:	0	Val/Su Net:	102.62
Final Total:	419500	Val/Su SzAd	152.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,124	162.510	182,658
BMT	Basement	1,064	48.750	51,872
FFL	First Floor	1,064	162.510	172,907
HST	Half Story	562	162.510	91,329
OSP	Screen Porch	184	25.950	4,775
OFP	Open Porch	60	40.760	2,446
WDK	Deck	30	14.820	445
	Net Sketched Area:	4,088	Total:	506,432
Size Ad	2750	Gross Are	4650	FinArea 2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

056.0-0002-0032.0

IMAGE

AssessPro Patriot Properties, Inc